

Old Town San Diego Community Planning Group

David Thornton, Chairperson
2115 Kurtz Street
San Diego, California, 92110

Wednesday
Sep 14 th
2011

MINUTES v.1

The MEETING was called to order at 3:30 pm by Chair David Thornton in the Whaley House Courtroom.

Members Present: Chuck Ambers; David Bevilaqua; Thurston Coe; Bruce Coons; Fred Grand; Bruce Johnson; Gary Lamble; Geoffrey Mogilner; Lorna Rice; Fred Schwartz; Richard Stegner; David Swarens; David Thornton;

Members Absent: Diane Lowery;

Seat Vacant: Tom Doyle;

Guests: Tait Galloway - City of SD Planning (619) 533-4550 tgalloway@sandiego.gov; Ann Dahlkamp - Resident 619 291-4340 annskip3@gmail.com; Chuck Ross - *Fiesta de Reyes* 619 297-3100 chuck@fiestadereyes.com; Ashley Simmons - Councilmember District 5 Carl DeMaio 619 236-6655 amsimmons@sandiego.gov; Scot Mc Gill - ACM Architects 619 398-3480 scot@acm-architects.com; Tom Naughten - *Fairfield Inn & Suites* 949 706-2444 naughten@clearviewhotelcapital.com; Lee Grossbard - *Fairfield Inn & Suites* 619 743-1711 grossbard@clearviewhotelcapital.com; Marie Pedrin- Gizoni - Resident 619-297-4835 mepg41@aol.com; Ian Clampett - *City of SD Council Representative* 619 233-5282 iclampett@sandiego.gov; Rachel Gregg - *Assemblymember Toni Atkins* 619 643-3090 rachel.gregg@asm.ca.gov; Jay Diskin - *Colliers International* 619 977-0451 jay.diskin@gmail.com; Jim Lundquist 619 533-3045 jlundquist@sandiego.gov; David Whitfield - *SDPD* 619 692-4800

Modifications to the Agenda:

Fred Grand introduced representatives from Fairfield Inn and moved that the Agenda be modified to allow information Item 6. c) Discussion of Remodel and 2 proposed variances. This motion

14Sep2011#1 was seconded by Lorna Rice and approved at 3:36 p.m. with 12 votes for, 2 absent, and 1 vacant seat.

Approval of Minutes of August 10th 2011:

Richard Stegner moved and Lorna Rice seconded Motion **14Sept2011#2** to approve the OTSDCPG Meeting Minutes of August 10th. At 3:38 p.m. this motion was approved with 11 votes for, 1 absent, 2 abstain, and 1 seat vacant.

Treasurer's Report:

Lorna Rice, Treasurer reported the July beginning balance was \$215.42. That \$16 was collected in July and \$0.00 collected in August. Thus the September beginning balance is \$231.42. The Treasurer will be opening a checking account for the Planning Group.

Information Items:

- a) **San Diego 311:** Ashley Simmons of Councilmember Carl DeMaio's staff discussed this new mobile phone app which will allow reporting of issues with cell phone pictures.
- b) **Pacific Highway north of Taylor Street striping plan:** Jim Lindquist of the SD Transportation Engineering Operations is requesting to change the on street parking on Pacific Highway north of Taylor Street. There was additional discussion.
- c) **Fairfield Inn Variance on two items:** Lee Grossbarde presented some preliminary plans of the ongoing 3 million dollar remodel of the Fairfield Inn. It appears that the proposed remodel will request two variances from the Architectural Ordinance: 1) the addition of a 264 sq.ft. patio adjacent to the Jefferson Street breakfast area. 2) Mexican style tile risers on the steps. Discussion followed.

Action Items:

a) Vote and seat OTCPG Member for vacant Resident term ending March 2012.

Three Applications for the vacant residential Membership seat were submitted; and, each candidate had attended at least two prior meetings. The candidates were Marie Pedrin-Gazoni, Ann Dahlkamp, and Patricia Gillet. Each gave a short talk about their qualifications and left the room before the vote was taken. At 4:35 each the vote was taken. Marie Pedrin-Gazoni polled first, Patricia Gillet polled second and Ann Dahlkamp polled third. Marie Pedrin-Gazoni was seated to the vacant resident term ending March 2012.

b) OTCPG Response Letter to EIR Draft for the Old Caltrans building environmental review, including archaeological and historic review.

David Bevilacqua moved and Richard Stegner seconded motion **14Sep2011#5** to submit a response letter to the EIR Draft for the Old Caltrans building environmental review, including archeological and historic review. Chuck Ross discussed a real estate appraisal he had commissioned from Colliers Appraisal by Jay Diskin; and, the letter he had sent to the OSDCPG. Bruce Coons spoke of the need to ask CALTRANS to delay the sale. At 4:55 p.m. this motion was approved with 12 votes for, 2 absent, and 1 abstain. A copy of this letter dated September 23, 2011 is attached to these minutes.

c) Proposed amendments to the OTCPG; bylaws; Gary Lamble Chair of Bylaws Committee.

Tabled until the October Meeting.

Committee Updates:

The Code enforcement Committee met in July and Lorna Rice will call another meeting in September.

Announcements:

The BID/Chamber will have elections in November and a Business Mixer at the end of October, the Art Festival October 1-2, and the Days of the Dead November 1-2. Tait Galloway discussing the Community Plan Update said that the "Old Town Boundary Dispute" would be decided in about two years. The Fourth Grade California History Program in Old Town has been suspended not terminated. The Historic Resources Board has an opening for a member from District 2.

The meeting was adjourned at 5:14 pm

Respectfully submitted,
Geoffrey Mogilner, Secretary

Old Town Community Planning Group
2115 Kurtz Street
San Diego, CA 92110

September 23, 2011

California Department of Transportation
Division of Environmental Analysis
Attn: Olga Estrada
4050 Taylor Street, MS 242
San Diego, CA 92110

RE: Transfer Old Caltrans Building to State Parks

Dear Ms. Estrada,

The purpose of this correspondence is to urge Caltrans to immediately transfer the Old Caltrans District 11 Headquarters to State Parks. The Old Town Community Planning Group (OTCPG) requests Caltrans to vacate any plans for auction or sale of said property.

There are various reasons why OTCPG requests such a transfer. First is the significant restoration issues and mitigating factors condemning the land. OTCPG desires to see the Fitch Store restored, the Cosoy Indian Village restored, and to recreate the original riverbank on the old Caltrans land that is located on the property. While there are many factors related to the significance of this deserted parcel, we believe with certainty our efforts along with aligned conservancy groups can rightfully preserve this property.

Secondly, the grounds have significant historical and educational value to Old Town and the historic state park. OTCPG desires to preserve this piece of Old Town cultural history. This rich history includes the Cosoy burial grounds. Integrating this property into Old Town San Diego State Historic Park will allow other local organizations to establish public plazas, educational kiosks, guided tours and community gardens.

Furthermore, the State Park can and should expand to Taylor Street. This increase in park size would benefit the recreational needs of the community, thus creating an upsurge in tourism. A substantial increase in tourism could be accommodated with State Parks occupying this property, which in turn increases Old Town San Diego State Historic Park's projected revenues. The planned redevelopment of this site by State Parks could create a significant amount of jobs locally.

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More importantly, OTCPG, to our dismay, gave permission for the new Caltrans building to have a high variance allowance in exchange for the old Caltrans Headquarters Building being given to State Parks and torn down. The new Caltrans building was built but Caltrans has been in breach by not transferring the property to State Parks. OTCPG requests performance by Caltrans as OTCPG has lived up to its side of the bargain.

Funding has been provided in that \$2.3 million has been set aside to transfer the property to CA State Parks and an additional \$7.3 million was been set aside for demolition of the building.

Finally, OTCPG demands the auction of the building be stopped and for Caltrans to work with the Governor in a resolution to transfer the property to California State Parks.

OTCPC requests an opportunity to discuss with Caltrans how we can together make the best use of the land for all San Diegans for generations to come.

Sincerely,



David Thornton

Chair, Old Town Community Planning Group

cc: Laurie Berman, District 11 Director, California Department of Transportation
Ruth Coleman, Director, California Department of Parks and Recreation